

# **Town of Union PLAN COMMISSION MEETING April 27, 2006**

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The Town of Union Plan Commission held its first meeting on Thursday, April 27, 2006. Chairman, Alvin Francis called the meeting to order at 7:12 p.m at the Eager Free Public Library in Evansville, WI. The following committee members were present: Mike Exum, Alvin Francis, Marty Johnson, Eric Larsen and Doug Zweizig. Mike Halvensleben and Rich Templeton were absent

Marty Johnson moved to appoint Doug Zweizig as Vice Chairman of the Plan Commission. Alvin Francis moved to cast a unanimous ballot for Doug Zweizig as Vice Chairman. Mike Exum second. Motion passed by unanimous voice vote.

Doug moved to appoint Town of Union Clerk, Linda O'Leary, as secretary of the Plan Commission. Second by Marty Johnson. Motion passed by unanimous voice vote.

Doug Zweizig distributed Smart Growth Community Survey information to the members.

Plan Commission Chairman, Alvin Francis led the group through five different hypothetical land division and rezoning applications to test the scoring mechanism prepared by the Smart Growth Committee.

During the testing of the scoring mechanism, the some Plan Commission members voiced their interest in having the Plan Commission review all residential building permits. After additional discussion, it was narrowed down to having the Plan Commission only review residential building permit applications for A1, A2, and A3 zoned properties. Thus, in the new zoning ordinance, a residential structure would be a conditional use on A1, A2, and A3 zoned property. Land owners would have to appear before the Plan Commission to obtain a conditional use permit to build a home on an A1, A2, or A3 property.

Marty Johnson noted that the site assessment checklist would be done prior to the scoring.

The Plan Commission would like applicants to complete a scoring sheet and site assessment checklist and that these would accompany the application along with a building site plan. They also wanted to have control over driveway locations as to preserve agricultural lands. It was noted that the Plan Commission would not see the applicant's scoring sheets prior to the first hearing of the request.

Concerns were raised regarding the implementation process and timeline of the Smart Growth Plan and the corresponding ordinances needed to implement the Comprehensive Plan. The group decided to meet with the Town Board on Tuesday, May 16, 2006 to discuss these issues.

Mike Exum moved to adjourn the meeting. Second by Marty Johnson. Meeting adjourned after 8:00 p.m.

Respectfully submitted by  
Linda O'Leary, Clerk (882-5900)